

**NO TRANSFER
TAX PAID**

Doc # 2004038242
Book 8234 Page 0123

**SHORT FORM QUITCLAIM DEED
WITH COVENANT**

43-118
#01575

KNOW ALL PERSONS BY THESE PRESENTS, THAT James N. Broder, whose mailing address is c/o Curtis Thaxter Stevens Broder & Micoleau LLC, PO Box 7320, Portland, ME 04112, FOR CONSIDERATION PAID, grants to Oak Grove Realty LLC, a Delaware limited liability company, with a mailing address of 509 Forest Ave., Portland, ME 04103, Maine, WITH QUITCLAIM COVENANT, the following described real property located in Waterville, Kennebec County, State of Maine:

See attached Exhibit A

Meaning and intending to convey and hereby conveying the same property as described in a deed to me from Oak Grove Realty LLC of even or near date to be recorded in the Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, James N. Broder has hereunto set his hand and seal this 6th day of ~~November~~, 2004.
December

WITNESS:

Melodie L. Hopkins
James N. Broder

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

December
~~November~~ 6, 2004

Personally appeared the above-named James N. Broder and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Auralee J. Bussone
Notary Public/Attorney-at-Law

SEAL

AURALEE J. BUSSONE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 11, 2005

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3) Curtis, Thaxter & Stevens

EXHIBIT A

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A certain lot or parcel of land situated on the westerly side of Cool Street in the City of Waterville, County of Kennebec, and State of Maine, and being more particularly described as follows to wit:

Beginning at a 5/8" iron rod in the intersection of the westerly line of Cool Street and the northerly line of Matthews Avenue; Thence north forty four degrees fifty nine minutes west (N 44°59' W) along the northerly line of Matthews Avenue for two hundred thirty one and seven tenths (231.7') feet to a point in the northerly line of Matthews Avenue; Thence north sixty one degrees fourteen minutes west (N 61°14' W) continuing along the northerly line of Matthews Avenue for forty nine and three tenths (49.3') feet to a 5/8" steel pin with identification cap set; Thence north twenty eight degrees forty five minutes east (N 28°45' E) along land now or formerly owned by Waterville Realty Trust; said Trusts' deed is recorded in the Kennebec County Registry of Deeds Book 1536 Page 324; for one hundred eighteen and zero tenths (118.0') feet to a 5/8" steel pin with identification cap set; Thence north sixty one degrees fourteen minutes west (N 61°14' W) along the northerly line of said Waterville Realty Trust and land now or formerly owned by Irene, Ernest and Armand Gagnon; said Gagnons' deed is recorded in the Kennebec County Registry of Deeds Book 1504 Page 403; for two hundred sixty five and zero tenths (265.0') feet to a 5/8" steel pin with identification cap set; Thence north twenty eight degrees forty five minutes east (N 28°45' E) along the easterly line of said Waterville Realty Trust for one hundred eighteen and zero tenths (118.0') feet to a 5/8" steel pin with identification cap set; Thence north sixty one degrees fourteen minutes west (N 61°14' W) along land of said Waterville Realty Trust for seventy five and zero tenths (75.0') feet to 5/8" steel pin

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set with identification cap set; Thence north twenty eight degrees forty five minutes east (N 28°45' E) along land of said Waterville Realty Trust for one hundred sixty five and zero tenths (165.0') feet to a 5/8" steel pin with identification cap set in the southeast corner of land now or formerly owned by James G. McCann Inc.; said McCanns' deed is recorded in the Kennebec County Registry of Deeds Book 3626 Page 284; Thence south sixty one degrees fourteen minutes east (S 61°14' E) along the southerly lines of a tier of lots fronting on Oakland Street for five hundred ninety seven and seven tenths (597.7') feet to a 5/8" steel pin with identification cap set; Thence south thirty degrees fourteen minutes west (S 30°14' W) along land now or formerly owned by Lawrence R. Veilleux and Mary E. Dudley; said Veilleuxs' and Dudleys' deed is recorded in the Kennebec County Registry of Deeds Book 3786 Page 233; also along land now or formerly owned by Blance E. Lessard; said Lessards' deed is recorded in the Kennebec County Registry of Deeds Book 2276 Page 270; for eighty one and zero tenths (81.0') feet to stone monument; Thence south forty five degrees seven minutes east (S 45°07' E) along the southerly line of said Lessard for one hundred sixty six and eight tenths (166.8') feet to a 2" iron pipe and the westerly line of Cool Street; Thence south fifty one degrees forty nine minutes west (S 51°49' W) along the westerly line of Cool Street for eighty seven and zero tenths (87.0') feet to a 2" iron pipe; Thence north forty one degrees twenty four minutes west (N 41°24' W) along land now or formerly owned by Keith E. and Brenda C. Waye; said Wayes' deed is recorded in the Kennebec County Registry of Deeds Book 3761 Page 98; for one hundred thirty and six tenths (130.6') feet to a 1" iron pipe; Thence south thirty degrees forty six minutes west (S 30°46' W) along the westerly line of said Waye for eighty one and four tenths (81.4') feet to a 2" iron pipe; Thence south thirty five degrees fourty five minutes east (S 35°45' E) along the southerly line of said Waye for one hundred one and two tenths (101.2') feet to a 2" iron pipe and the westerly line of Cool Street; Thence south fifty one degrees forty seven minutes west (S 51°47' W) along the westerly line of Cool street for one hundred ninety three and three tenths (193.3') feet more or less to the point of beginning.

Meaning and intending to convey the same property as was conveyed by First Healthcare Corporation to JP-Waterville, LP by Warranty Deed recorded in the Kennebec County Registry of Deeds in Book 4190, Page 193.

Received Kennebec SS.
12/09/2004 9:48AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS